

Completed Monthly PM Report

GSA Contract No. GS05P14SLD0004

(b) (6)

Building: Anthony J. Celebrezze

For the month/year of: April 2017

Non-Responsive

6851	4/1/2017	Vessel inspection was completed on 04/20. reports will be sent when I receive the electronic copy.	20-Apr PM	31 N	AJC-H-1-10	PLMB-HWS-01-01Y	Exchanger; Steam to Water	Contractor	Atlantic Services ()
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Non-Responsive

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(b) (6)

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Non-Responsive

(b) (4)

SERVICE REPORT

(b) (4)

Client

AJC

(b) (4)

Date

2/9/17

Technician

(b) (6)

SYSTEM	pH	Cond.	H	P-alk	M-alk	PO ₄	Cl	SO ₃	N	gal used
tower	8.7	360			102	5.0	30			
Non-Responsive										

Remarks:

tower: All readings low,
water leaking past bleed valve.

Non-Responsive

CHEMICALS (balances, deliveries, orders, etc.):

BOILER BLOWDOWN & COOLING TOWER BLEED INFORMATION:

WATER USAGE & LOSSES:

(b) (4)

SERVICE REPORT

(b) (4)

Client

AJC

Date

1/19/2017

(b) (6)

Technician

SYSTEM	pH	Cond.	H	P-alk	M-alk	PO ₄	Cl	SO ₃	N		
Cooling Tower	9.0	2000			306	21.25	154				
Non-Responsive											

Remarks:

Cooling tower readings too high. Bleed valve not opening. Chemicals a bit high.

Non-Responsive

CHEMICALS (balances, deliveries, orders, etc.):

Delivered 2 x 15g HC-320

BOILER BLOWDOWN & COOLING TOWER BLEED INFORMATION:

Non-Responsive

WATER USAGE & LOSSES:

(b) (4)

SERVICE REPORT

(b) (4)

Client

AJC

Date

3/22/17

(b) (6)

SYSTEM	pH	Cond.	H	P-alk	M-alk	PO ₄	Cl	SO ₃	N	Alky
tower	9.1	1400			306	28.0	112			
Non-Responsive										

Remarks:

tower: Conductivity / chloride
readings good, bleed controls
fixed, chemical level good

Non-Responsive

CHEMICALS (balances, deliveries, orders, etc.):

BOILER BLOWDOWN & COOLING TOWER BLEED INFORMATION:

WATER USAGE & LOSSES:

(b) (4)

SERVICE REPORT

(b) (4)

(b) (4)

Client

A/C

Date

4/24/12

(b) (6)

Technician

SYSTEM	pH	Cond.	H	P-alk	M-alk	PO4	Cl	SO3	N	Notes	
tower	8.9	1402			222	15.0	90				
Non-Responsive											

Remarks:

tower : Conductivity / chloride readings
good, chemical level down,
Adjusting dosage.

Non-Responsive

CHEMICALS (balances, deliveries, orders, etc.):

del : 15 gal Hc320, 15 gal Fed. Hypo.

BOILER BLOWDOWN & COOLING TOWER BLEED INFORMATION:

WATER USAGE & LOSSES:

(b) (4)

SERVICE REPORT

(b) (4)

Client

AJC

Date

8/12/17

(b) (4)

Technician

(b) (6)

SYSTEM	pH	Cond.	H	P-alk	M-alk	PO4	Cl	SO3	N	
tower	9.1	3200			289	3375	493			1/10/17
Non-Responsive										

Remarks:

tower: Conductivity high, Siemens will adjust relay to correct. Chemical level good.

Non-Responsive

CHEMICALS (balances, deliveries, orders, etc.):

del: 15 gal Hc320, 5 gal Hc141

BOILER BLOWDOWN & COOLING TOWER BLEED INFORMATION:

WATER USAGE & LOSSES:

(b) (4)

SERVICE REPORT

(b) (4)

Client

ATC

(b) (4)

Date

6/8/17

Technician

(b) (6)

SYSTEM	pH	Cond.	H	P-alk	M-alk	PO ₄	Cl	SO ₃	N	Notes
Tower	9.0	1400			306	12.5	126			

Non-Responsive

Remarks:

tower: Conductivity / chloride readings good,
 chemical level down, towers were drained,
 bleed relay only stays on for 1 minute, doesn't
 keep bleed valve open.
 6/16/17: conductivity high (>2000)

Non-Responsive

CHEMICALS (balances, deliveries, orders, etc.):

del: 10# Bromine

BOILER BLOWDOWN & COOLING TOWER BLEED INFORMATION:

WATER USAGE & LOSSES:

No.

Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems

Water Treatment • Fire Sprinkler
Power and Process Piping

INVOICE DATE _____	CUST. P.O. # _____	
CHG. TO CUST. _____	PARTS LAB. _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
SERV. REP. COMPLETE	START UP	<input type="checkbox"/> <input type="checkbox"/>
MAKE _____	TYPE _____	
MODEL # _____	SERIAL # _____	
WORK TO BE PERFORMED AT: <i>GSA Cleveland</i>	<input type="checkbox"/> PM	<input type="checkbox"/> T&M
	<input type="checkbox"/> QUOTE	<input type="checkbox"/> JOB # _____
	<input type="checkbox"/> WARRANTY	<input type="checkbox"/> S.C. # _____

CUST. P.O. # _____

☐ PM ☐ T&M

☐ QUOTE ☐ JOB # _____

☐ WARRANTY ☐ S.C. # _____

TYPE _____

SERIAL # _____

OUTSIDE AIR TEMP.	SPACE TEMP.	T-STAT S.P.	SUPPLY TEMP.
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- Cool in Towel PM (B, A, U, H, K)

- Check condition of TANKS, LEAKS, ETC., VIBRATORS, PIPING

- Check Blower Drives + motors

✓ CHECK MEDIA I

- Found Makeup pump trusted in Bethune Mount, Electrical Section Discovers

- BEST MOTOR IN MOUNT RETURNED BEAMT
TRAILER. SECURED W/ LOCK WIRE

- Rescued, visited and returned to normal operation

Non-Responsive

ADDITIONAL WORK RECOMMENDED:

P.O. # _____

RETURNED TO SYSTEM	# R- _____	@ \$ _____	\$ _____
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REFRIGERANT DISPOSAL _____ # R- _____ @ \$ _____ \$ _____

OIL DISPOSAL	GALLONS @ \$	\$

TOTAL REF/OIL CHARGE \$

1

18

18

V.P. SERVICE OPERATIONS

FOR ANY UNPAID BALANCE AFTER 30 DAYS A SERVICE CHARGE COMPUTED BY A PERIODIC RATE OF 2% PER MONTH (AN ANNUAL RATE OF 24%) WILL BE APPLIED

An Equal Opportunity Employer.

WHITE - ORIGINAL / CANARY - CUSTOMER / GREEN - SERVICE DEPT. / WHITE - PAYROLL

No. 222806

Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems

Water Treatment • Fire Sprinkler
Power and Process Piping

MAKE	TYPE
MODEL #	SERIAL #

WORK TO BE
PERFORMED AT: *Celebrata Blvd 65A*

SUPPLY TEMP.

cell of cooling tower.

(b) (5)

NEW REFRIGERANT USED	# _____ @ \$ _____	\$ _____
P.O. # _____		
REF. RECYCD/RCYCLED RETURNED TO SYSTEM	# R-_____ @ \$ _____	\$ _____
REFRIGERANT DISPOSAL	# R-_____ @ \$ _____	\$ _____
OIL DISPOSAL	GALLONS @ \$ _____	\$ _____
MATERIAL		
REF/OIL		
TRUCK/ENVY CHG.		
AMOUNT DUE		

TOTAL REF/OIL CHARGE \$		
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SERVICE MANAGER

An Equal Opportunity Employer.

WHITE - ORIGINAL / CANARY - CUSTOMER / GREEN - SERVICE DEPT. / WHITE - PAYROLL

SERVICE INVOICE

No. 22286

24 HOUR SERVICE

Preventative Maintenance Programs
 H.V.A.C. • Plumbing • Building Automation Systems
 Water Treatment • Fire Sprinkler
 Power and Process Piping

BILL TO:

INVOICE DATE _____ CUST. P.O. # _____
 CHG. TO CUST. PARTS YES ☐ NO ☐
 LAB. ☐ ☐ ☐ ☐
 SERV. REP. COMPLETE ☐ ☐ ☐ ☐
 START UP ☐ ☐ ☐ ☐
 MAKE _____ TYPE _____
 MODEL # _____ SERIAL # _____
 WORK TO BE PERFORMED AT: GSA Chemicals

NATURE OF COMPLAINT:

OUTSIDE AIR TEMP.

SPACE TEMP.

T-STAT S.P.

SUPPLY TEMP.

DESCRIPTION OF WORK PERFORMED:

- Cool down Tower Cleanout
 - Isolate individual cells, Drain, Clean, Dist, Alkalis,
 Dispers from Sumps, Clean wet decks, Fill media
 - Refill individual cells, Return to normal operation

Non-Responsive

ADDITIONAL WORK RECOMMENDED:

(b) (6)

QTY.	MATERIAL AND PARTS USED	PRICE EA.	AMOUNT
DATE	NAME	ST/OT	HOURS
5/30/17	Refrigerant	ST	8
5/31/17	Refrigerant	ST	5
6/2/17	Refrigerant	ST	3
NEW REFRIGERANT USED # R- @ \$ _____			
P.O. # _____			
REF. RECYCLED/NO CYCLED # R- @ \$ _____			
RETURNED TO SYSTEM # R- @ \$ _____			
REFRIGERANT DISPOSAL # R- @ \$ _____			
OIL DISPOSAL _____ GALLONS @ \$ _____			
TOTAL REF/OIL CHARGE \$ _____			
LABOR		AMOUNT DUE >	
MATERIAL			
REF/OIL			
TRUCK/ENV CHG.			

V.P. SERVICE OPERATIONS

SERVICE MANAGER

FOR ANY UNPAID BALANCE AFTER 30 DAYS A SERVICE CHARGE COMPUTED BY A PERIODIC RATE OF 2% PER MONTH (AN ANNUAL RATE OF 24%) WILL BE APPLIED

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24 HOUR SERVICE
Preventative Maintenance Programs
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Water Treatment • Fire Sprinkler
Power and Process Piping

No. 72806

BILL TO:

NATURE OF COMPLAINT:			
OUTSIDE AIR TEMP.	SPACE TEMP.	T-STAT S.P.	SUPPLY TEMP.
DESCRIPTION OF WORK PERFORMED:			

- Cadence Tower Cleanout, Bannock PM

ADDITIONAL WORK RECOMMENDED:

(b) (5)

V.P. SERVICE OPERATIONS	SERVICE MANAGER

(b) (4)

24 HOUR SERVICE
Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems
Water Treatment • Fire Sprinkler
Power and Process Piping

SERVICE INVOICE

No. 222 706

INVOICE DATE _____ CUST. P.O. # _____
CHG. TO CUST. PARTS YES ☐ NO ☐
SERV. REP. COMPLETE LAB. ☐ ☐
START UP ☐ ☐
MAKE _____ TYPE _____
MODEL # _____ SERIAL # _____
WORK TO BE PERFORMED AT: Celebrete Bldg GSA
Cleveland

BILL TO:

NATURE OF COMPLAINT: B. Annual pm
OUTSIDE AIR TEMP. SPACE TEMP. T-STAT S.P. SUPPLY TEMP.
DESCRIPTION OF WORK PERFORMED:

Non-Responsive

Begin cleaning cooling tower. Finished cleaning cooling tower
call #2.

ADDITIONAL WORK RECOMMENDED:

(b) (6)

NEW REFRIGERANT USED # R- @ \$
P.O. #
REF. RECOVERED/RECYCLED # R- @ \$
RETURNED TO SYSTEM # R- @ \$
REFRIGERANT DISPOSAL # R- @ \$
OIL DISPOSAL GALLONS @ \$
TOTAL REF/OIL CHARGE \$

VP. SERVICE OPERATIONS
SERVICE MANAGER

FOR ANY UNPAID BALANCE AFTER 30 DAYS A SERVICE CHARGE COMPUTED BY A PERIODIC RATE OF 2% PER MONTH (AN ANNUAL RATE OF 24%) WILL BE APPLIED

An Equal Opportunity Employer.

(b) (4)

SERVICE INVOICE

No. 223852

24 HOUR SERVICE
Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems
Water Treatment • Fire Sprinkler
Power and Process Piping

INVOICE DATE _____ CUST. P.O. # _____
CHG. TO CUST. PARTS YES ☐ NO ☐
SERV. REP. COMPLETE LAB. ☐ ☐ ☐ ☐
START UP ☐ ☐ ☐ ☐
MAKE _____ TYPE _____
MODEL # _____ SERIAL # _____
WORK TO BE PERFORMED AT: ESA Chicago

BILL TO:

NATURE OF COMPLAINT: _____
OUTSIDE AIR TEMP. _____ SPACE TEMP. _____ T-STAT S.P. _____ SUPPLY TEMP. _____
DESCRIPTION OF WORK PERFORMED: _____

Non-Responsive

-Cooling Tower
-CHECKED HOODS TILL MET OIL CHANGE
-CHECKED MOTOR/SHOET COUPLERS
-CHECK CONDRIAN OF TOWER
-Clean STEAMER BASINS
-Refill Berme Floats and Respray Alga w/ SPEN
SPRAY

(b) (6)

QTY.	MATERIAL AND PARTS USED	PRICE EA.	AMOUNT
DATE	NAME	ST/OT	HOURS
9/5/17	KAPPA	5	8
9/6/17	KAPPA	5	5
NEW REFRIGERANT USED # R- @ \$ \$			
P.O. # _____			
REF. RECVD/RECYCLED # R- @ \$ \$			
RETURNED TO SYSTEM # R- @ \$ \$			
REFRIGERANT DISPOSAL # R- @ \$ \$			
OIL DISPOSAL GALLONS @ \$ \$			
TOTAL REF/OIL CHARGE \$ \$			
LABOR		AMOUNT	
MATERIAL		TRUCK/ENV CHG.	
REF/OIL		AMOUNT DUE >	

V.P. SERVICE OPERATIONS

SERVICE MANAGER

FOR ANY UNPAID BALANCE AFTER 30 DAYS A SERVICE CHARGE COMPUTED BY A PERIODIC RATE OF 2% PER MONTH (AN ANNUAL RATE OF 24%) WILL BE APPLIED

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24 HOUR SERVICE
Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems
Water Treatment • Fire Sprinkler
Power and Process Piping

SERVICE INVOICE

No. 223852

BILL TO:

NATURE OF COMPLAINT:

OUTSIDE AIR TEMP:

SPACE TEMP:

T-STAT S.P.

SUPPLY TEMP:

DESCRIPTION OF WORK PERFORMED:

Quarterly PM. Check general condition of furnace for rust and water leaks. Clean steamers boiler. Check for unsafe vibration or noise. Check mod. & R. if bad. Service controls in each cooling tower.

Non-Responsive

ADDITIONAL WORK RECOMMENDED:

(b) (6)

INVOICE DATE _____ CUST. P.O. # _____
CHG. TO CUST. PARTS YES ☐ NO ☐
LAB. YES ☐ NO ☐
SERV. REP. COMPLETE YES ☐ NO ☐
START UP YES ☐ NO ☐
MAKE _____ TYPE _____
MODEL # _____ SERIAL # _____
WORK TO BE PERFORMED AT: Celebrete Bldg 65A
Cleveland

QTY.	MATERIAL AND PARTS USED	PRICE EA.	AMOUNT
DATE	NAME	ST/OT	HOURS
9/9/17	Mike Horton	5T	1
9/14/17	Mike Horton	5T	5
NEW REFRIGERANT USED # R- @ \$ \$			
P.O. # _____			
REF RECVD/RCYCLD # R- @ \$ \$			
RETURNED TO SYSTEM # R- @ \$ \$			
REFRIGERANT DISPOSAL # R- @ \$ \$			
OIL DISPOSAL GALLONS @ \$ \$			
TOTAL REF/OIL CHARGE \$ \$			
LABOR		AMOUNT	
MATERIAL		AMOUNT	
REF/OIL		AMOUNT	
TRUCK/ENV CHG.		AMOUNT	
TOTAL REF/OIL CHARGE		AMOUNT	

V.P. SERVICE OPERATIONS

SERVICE MANAGER

(b) (4)

SERVICE INVOICE

No. 223590

24 HOUR SERVICE
Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems
Water Treatment • Fire Sprinkler
Power and Process Piping

INVOICE DATE _____ CUST. P.O. # _____
CHG. TO CUST. PARTS ☐ YES ☐ NO
LAB. ☐ ☐ ☐ ☐
SERV. REP. COMPLETE ☐ ☐ ☐ ☐
START UP ☐ ☐ ☐ ☐
MAKE _____ TYPE _____
MODEL # _____ SERIAL # _____
WORK TO BE PERFORMED AT: Celsova Rd 55A
Cleveland

BILL TO:

NATURE OF COMPLAINT:

PM

OUTSIDE AIR TEMP.

SPACE TEMP.

T-STAT S.P.

SUPPLY TEMP.

DESCRIPTION OF WORK PERFORMED:

Test measurements of cooling tower to provide
have scaffolding built to reach on top of tower.
Checked floating chemical feeder in cell chamber
conductivity test of cooling water. Found at
2200 mg/l at 1200-1300.
Non-Responsive Non-Responsive

ADDITIONAL WORK RECOMMENDED:

(b) (6)

NEW REFRIGERANT USED # R- @ \$ _____
P.O. # _____
REF. REC'D/RCYCLED # R- @ \$ _____
RETURNED TO SYSTEM # R- @ \$ _____
REFRIGERANT DISPOSAL # R- @ \$ _____
OIL DISPOSAL _____
GALLONS @ \$ _____
TOTAL REF/OIL CHARGE \$ _____

V.P. SERVICE OPERATIONS _____
SERVICE MANAGER _____

24 HOUR SERVICE
Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems
Water Treatment • Fire Sprinkler
Power and Process Piping

SERVICE INVOICE

No. 223590

INVOICE DATE _____ CUST. P.O. # _____
CHG. TO CUST. PARTS ☐ YES ☐ NO
SERV. REP. COMPLETE LAB. ☐ ☐ ☐ ☐
START UP ☐ ☐ ☐ ☐
MAKE _____ TYPE _____
MODEL # _____ SERIAL # _____
WORK TO BE PERFORMED AT: Celestine Bldg 65A
Cleveland

BILL TO:

NATURE OF COMPLAINT:

OUTSIDE AIR TEMP: SPACE TEMP: T-STAT S.P. SUPPLY TEMP:

DESCRIPTION OF WORK PERFORMED:

Non-Responsive

Checked two and in the hot flueing chemical added in two calls

Non-Responsive

ADDITIONAL WORK RECOMMENDED:

(b) (6)

INVOICE DATE _____		CUST. P.O. # _____		
CHG. TO CUST.	PARTS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
SERV. REP. COMPLETE	LAB.	<input type="checkbox"/>	<input type="checkbox"/>	
START UP		<input type="checkbox"/>	<input type="checkbox"/>	
MAKE _____	TYPE _____			
MODEL # _____	SERIAL # _____			
WORK TO BE PERFORMED AT: <u>Celestine Bldg 65A</u> <u>Cleveland</u>				
QTY.	MATERIAL AND PARTS USED	PRICE EA.	AMOUNT	
1	Drum Popkin 4701 WBA16308			
DATE	NAME	ST/OT	HOURS	RATE
8/25/17	M.A. Horton	5	6	
LABOR				
MATERIAL				
REF/OIL				
TRUCK/ENV CHG.				
AMOUNT DUE >				
NEW REFRIGERANT USED # R- @ \$ \$				
P.O. # _____				
REF. RECV/RECYCLD # R- @ \$ \$				
RETURNED TO SYSTEM # R- @ \$ \$				
REFRIGERANT DISPOSAL # R- @ \$ \$				
OIL DISPOSAL GALLONS @ \$ \$				
TOTAL REF/OIL CHARGE \$ \$				

V.P. SERVICE OPERATIONS

SERVICE MANAGER

(b) (4)

SERVICE INVOICE

No. 22721

24 HOUR SERVICE

Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems
Water Treatment • Fire Sprinkler
Power and Process Piping

INVOICE DATE _____ CUST. P.O. # _____
CHG. TO CUST. PARTS YES ☐ NO ☐
SERV. REP. COMPLETE LAB. ☐ ☐
START UP ☐ ☐
MAKE _____ TYPE _____
MODEL # _____ SERIAL # _____
WORK TO BE PERFORMED AT: Celebrezze Bldg GSA
Cleveland

BILL TO:

NATURE OF COMPLAINT: PN

OUTSIDE AIR TEMP.

SPACE TEMP.

T-STAT S.P.

SUPPLY TEMP.

DESCRIPTION OF WORK PERFORMED:

Non-Responsive

- Cooling Tower 1-4
Check general condition of tower for rust
Check general condition for gasket leaks
Inspect and clean steam heaters
Check for overall noise/vibration
Check for corrosion/leaks
Check operation of make up valve
Check steam rate
To reset tower and:

Non-Responsive

ADDITIONAL WORK RECOMMENDED:

(b) (6)

NEW REFRIGERANT USED # R- @ \$
PO. # _____
REF. RECYCLED/RETURNED TO SYSTEM # R- @ \$
REFRIGERANT DISPOSAL # R- @ \$
OIL DISPOSAL GALLONS @ \$
TOTAL REF./OIL CHARGE \$
LABOR MATERIAL REF./OIL TRUCK/ENVY CHG.
AMOUNT DUE >

V.P. SERVICE OPERATIONS

SERVICE MANAGER

FOR ANY UNPAID BALANCE AFTER 30 DAYS A SERVICE CHARGE COMPUTED BY A PERIODIC RATE OF 2% PER MONTH (AN ANNUAL RATE OF 24%) WILL BE APPLIED

An Equal Opportunity Employer.

(b) (4)

SERVICE INVOICE

No. _____

24 HOUR SERVICE

Preventative Maintenance Programs
H.V.A.C. • Plumbing • Building Automation Systems
Water Treatment • Fire Sprinkler
Power and Process Piping

INVOICE DATE _____	CUST. P.O. # _____
CHG. TO CUST. PARTS YES <input type="checkbox"/> NO <input type="checkbox"/>	PM <input type="checkbox"/> T&M <input type="checkbox"/>
SERV. REP. COMPLETE LAB. <input type="checkbox"/>	QUOTE <input type="checkbox"/> JOB # _____
START UP <input type="checkbox"/>	WARRANTY <input type="checkbox"/> S.C. # _____
MAKE _____	TYPE _____
MODEL # _____	SERIAL # _____

BILL TO:

WORK TO BE PERFORMED AT:

Celivara GSA
Cleveland

NATURE OF COMPLAINT:

OUTSIDE AIR TEMP.

SPACE TEMP.

T-STAT S.P.

SUPPLY TEMP.

DESCRIPTION OF WORK PERFORMED:

*-Completed cleaning of cooling tower chemical delivery line
to stop and waiting tower water with chemical company
to go through chemical to fill on unit for clean & flush
-Cooling tower pan completed*

Non-Responsive

ADDITIONAL WORK RECOMMENDED:

(b) (6)

NEW REFRIGERANT USED _____ # R- _____ @ \$ _____	LABOR
P.O. # _____	MATERIAL
REF. RECYCLED/RETURNED TO SYSTEM _____ # R- _____ @ \$ _____	REF/OIL
REFRIGERANT DISPOSAL _____ # R- _____ @ \$ _____	TRUCK/ENV CHG.
OIL DISPOSAL _____ GALLONS @ \$ _____	AMOUNT DUE >
TOTAL REF/OIL CHARGE \$ _____	

V.P. SERVICE OPERATIONS

SERVICE MANAGER

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